



November 13, 2013

Item No. 8

AUTHORIZATION TO: 1) ENTER INTO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHICAGO HOUSING AUTHORITY AND THE CITY OF CHICAGO FOR LAND EXCHANGES WITHIN OR NEARBY THE FORMER HAROLD ICKES HOMES AND WILLIAM GREEN HOMES; 2) SUBMIT ACQUISITION AND DISPOSITION APPLICATIONS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO DISPOSE OF 2200-58 S. STATE AND 2301-57 S. DEARBORN AND ACQUIRE 1450 N. LARRABEE AND 1500 N. LARRABEE; AND 3) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY TO IMPLEMENT THE FOREGOING.

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to: 1) Enter into an Intergovernmental Agreement (IGA) between the Chicago Housing Authority (CHA) and the city of Chicago (City) for Land Exchanges within or nearby the former Harold Ickes Homes (Ickes) and William Green Homes; 2) Submit acquisition and disposition applications to the United States Department of Housing and Urban Development (HUD) to dispose of 2200-58 S. State and 2301-57 S. Dearborn and acquire 1450 N. Larrabee and 1500 N. Larrabee; and 3) Execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing.

The Chief Development Officer and the Office of the General Counsel have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOALS: Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop vibrant, complete communities.

FUNDING: NA

M/W/DBE & SECTION 3 PARTICIPATION: N/A

GENERAL BACKGROUND

In furtherance of Plan Forward: Communities that Work, the CHA plans to redevelop the Ickes site into a retail/commercial and mixed income residential development and add land to the development formerly known as Cabrini-Green for a park and a retail/commercial and mixed income residential development.

The City of Chicago plans to assist the Board of Education with the construction of a new 3.5 acre track and field facility to be located at 2301-57 W. Dearborn for the newly constructed William Jones College Preparatory High School building located at 700 South State Street which opened in August of 2013. Additionally, the City intends to construct, and CHA intends to participate in the

construction of a 3.7 acre mixed income residential housing and retail/commercial development to be located at 2200-58 S. State. The track and field facility, and the residential housing and retail/commercial development will be located within the Ickes community and will serve the public, including public housing residents.

In exchange for the desired former Ickes land, the City will convey land that it owns within or near the former Cabrini-Green community of approximately 9.8 acres to CHA. Currently, the Near North High School (NNHS) building sits on a portion of the site and it is being used by the Chicago Police Department (CPD) and the Chicago Fire Department (CFD) for training purposes. The CPD and the CFD will relocate to other non-CHA facilities. The NNHS land that the CHA intends to receive is needed for a park and a retail/commercial and mixed income residential development as part of the revitalization of the former Cabrini-Green and is included in the Cabrini Consent Decree. The redevelopment of the land is being planned through the Near North Working Group.

In order for the CHA to convey the former Ickes site land to the City and to receive the City land for use at the former Cabrini-Green site, CHA needs to enter into an IGA with the City for a land exchange and submit the necessary disposition and acquisition applications to HUD for approval. The total planned conveyance of the CHA land to the City is approximately 7.19 acres. The total planned conveyance of the City land to CHA is approximately 9.8 acres. The positive difference in the appraised value of CHA land to be exchanged is approximately \$2,914,250. The demolition of the NNHS building will cost approximately \$2,100,000 including asbestos removal, overhead and profit.

It is therefore recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to: 1) Enter into an Intergovernmental Agreement between the Chicago Housing Authority and the city of Chicago for Land Exchanges within or nearby the former Harold Ickes Homes and William Green Homes; 2) Submit acquisition and disposition applications to the United States Department of Housing and Urban Development to dispose of 2200-58 S. State and 2301-57 S. Dearborn and acquire 1450 N. Larrabee and 1500 N. Larrabee; and 3) Execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing.

RESOLUTION NO. 2013-CHA-101

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated, November 13, 2013, requesting authorization to: 1) Enter into an Intergovernmental Agreement between the Chicago Housing Authority and the city of Chicago for land exchanges within or nearby the former Harold Ickes Homes and William Green Homes; 2) Submit acquisition and disposition applications to the United States Department of Housing and Urban Development to dispose of 2200-58 S. State and 2301-57 S. Dearborn and acquire 1450 N. Larrabee and 1500 N. Larrabee; and 3) execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Enter into an Intergovernmental Agreement between the Chicago Housing Authority and the city of Chicago for Land Exchanges within or nearby the former Harold Ickes Homes and William Green Homes; 2) Submit acquisition and disposition applications to the United States Department of Housing and Urban Development to dispose of 2200-58 S. State and 2301-57 S. Dearborn and acquire 1450 N. Larrabee and 1500 N. Larrabee; and 3) Execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing.”



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